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WARRANTY DEED
Statutory Short Form

We, Richard Tracy and Sylvia Tracy of Waterville, Kennebec County, State of Maine, for consideration paid, grant to David V. Smith and Doris A. Smith of Waterville, Kennebec County, State of Maine, and whose mailing address is 139 Silver Street, Waterville, ME 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows, to wit:

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A CERTAIN lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

COMMENCING at a point in the northwesterly corner of premises now or formerly owned by John M. and Eva M. Thurlow, which point is situated one hundred (100') feet northerly of the northerly right-of-way line of Eustis Parkway; thence in a continuing straight line from the westerly bound of premises presently or formerly owned by the said Thurlows, in a general northerly direction, a distance of one hundred (100') feet to a point; thence at a right angle in a general easterly direction a distance of one hundred (100') feet to a point; thence at a right angle and in a general southerly direction, in a line parallel to and one hundred (100') feet distance from the westerly line of the within described premises, a distance of one hundred (100') feet to a point situated on the northerly line of premises now or formerly owned by said Thurlows; thence at a right angle and in a general westerly direction and along the northerly line of the premises now or formerly owned by said Thurlows, a distance of one hundred (100') feet to the point of beginning.

THIS conveyance is subject to the following restrictions, which are to run with the land, to wit:

NO building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.

NO part of any building shall be placed nearer than thirty-five (35') feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. For purposes of this deed "the street" shall be considered to be any street or roadway constructed along the northerly bound of the premises described in this deed. Should such street be at any time constructed, the within grantees, their heirs and assigns forever, shall at such time that they connect into the sewer and water line on such new street, pay their proportionate share of the cost of the sewer and water line and construction of such new street in accordance to costs assessed by the City of Waterville.

NO part of any building shall be placed nearer than ten (10') feet from any sideline.

NO double decked porches may be built on any house. Said dwelling house and garage shall cost not less than twenty thousand (\$20,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty (60') feet from the line of the street.

NO animals of any kind shall be kept on the premises excepting, however, household pets.

NO dwelling house shall be erected on any lot having less than one hundred (100') feet frontage on the street. The finish grade of the lot facing the street shall be not over three (3') feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4') feet above the top surface of said center line of the street.

ALSO another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine and bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of Eustis Parkway which point is two hundred and forty-five (245') feet easterly of the intersection of the northerly line of Eustis Parkway and the easterly line of Rupert Street; thence northerly a distance of one hundred (100') feet; thence easterly a distance of one hundred and five (105') feet; thence southerly a distance of one hundred (100') feet to the northerly line of Eustis Parkway; thence westerly along the northerly

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line of Eustis Parkway a distance of one hundred and five (105') feet to the point of beginning.

THIS conveyance is subject to the following restrictions, which are to run with the land, to wit:

NO building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.

NO part of any building shall be placed nearer than thirty-five (35') feet from the line of any street, provided, however, that porticoes projecting not over three (3') feet, steps, and bay windows are to be allowed on said reserved space.

NO part of any building shall be placed nearer than eight (8') feet from any sideline.

NO double decked porches may be built on any house. Said dwelling house and garage shall cost not less than twenty thousand (\$20,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty (60') feet from the line of the street.

NO animals of any kind shall be kept on the premises excepting, however, household pets.

NO dwelling house shall be erected on any lot having less than seventy (70') feet frontage on the street. The finish grade of the lot facing the street shall be not over three (3') feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4') feet above the top surface of said center line of the street.

BEING all and the same premises acquired by Richard Tracy and Sylvia Tracy by Warranty Deed from Greg H. Libby and Kathleen K. Libby dated February 8, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2654, Page 99.

WITNESS our hands and seals this 12th day of July, 1994.

Signed, Sealed and Delivered
in the presence of:

Paula J. Caughey
Paula J. Caughey

Richard Tracy
Sylvia Tracy

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 12, 1994

Then personally appeared the above named Richard Tracy and Sylvia Tracy and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Paula J. Caughey
Notary Public
Print Name: Paula J. Caughey



PAULA FLETCHER CAUGHEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXP. OCT. 27, 1997

RECEIVED KENNEBEC SS.

54 JUL 14 AM 9:00

ATTEST: Theresa Reed
REGISTER OF DEEDS